

Oct. 19, 2006

#73

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE AUSTIN TOMORROW  
COMPREHENSIVE PLAN BY ADOPTING THE EAST RIVERSIDE/OLTORF  
COMBINED NEIGHBORHOOD PLAN.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. FINDINGS.**

- (A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan "
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans
- (C) In October, 2003, an initial survey was distributed to residents in the neighborhood planning area, and subsequent meetings were held with the City of Austin Neighborhood planning staff and homeowners, renters, business owners, non-profit organizations and non-resident property owners to prepare a neighborhood plan. The East Riverside/Oltorf Combined Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2003 resolution. During the planning process, the East Riverside/Oltorf Combined Neighborhood Plan planning team gathered information and solicited public input through the following means
- (1) neighborhood planning team meetings,
  - (2) collection of existing data,
  - (3) neighborhood inventory,
  - (4) neighborhood survey,
  - (5) neighborhood workshops, and

1 (6) community-wide meetings

2 (D) The East Riverside/Oltorf Combined Neighborhood Plan recommends action  
3 by the neighborhood planning team, the City, and by other agencies to  
4 preserve and improve the neighborhood. The East Riverside/Oltorf  
5 Combined Neighborhood Plan has thirteen major goals

6 (1) Preserve and enhance the character of existing residential  
7 neighborhoods

8 (2) Increase home ownership opportunities that are compatible with  
9 surrounding properties

10 (3) Improve the appearance, vitality and safety of existing commercial  
11 corridors and community amenities and encourage quality urban  
12 design and form that ensures adequate transition between commercial  
13 properties and adjacent residential neighborhoods

14 (4) Encourage a balanced mix of residential, civic, commercial, office and  
15 other land uses without adversely affecting adjacent residential  
16 neighborhoods

17 (5) Enhance the transportation network to allow residents and visitors to  
18 get around safely and efficiently by foot, bicycle, automobile, and  
19 public transit

20 (6) Protect and enhance the Town Lake Waterfront as well as creek areas  
21 and other natural amenities

22 (7) Preserve and enhance existing parks, the 18-hole Riverside Golf  
23 Course and other open spaces and create opportunities for additional  
24 public open space

25 (8) Provide affordable housing opportunities through redevelopment of  
26 existing multifamily developments

27 (9) Create interesting, lively, inviting, attractive, safe and comfortable  
28 non-residential environments that will encourage walking, biking and  
29 transit use and be appealing to passing motorists

30 (10) Create convenient and accessible parking areas that do not dominate  
31 the environment and provide safe interaction between vehicles and  
32 pedestrians

- 1 (11) Encourage urban design strategies for single-family neighborhoods  
2 that preserve, complement and enhance existing character
- 3 (12) Promote multifamily structures that relate well to the surrounding  
4 environment, utilize a variety of building forms, have a thoughtful  
5 parking scheme, provide public open space and include a variety of  
6 appropriate landscape options
- 7 (13) Minimize the visual impact of industrial properties from other districts  
8 and public spaces in the neighborhood planning area
- 9 (E) The East Riverside/Oltorf Combined Neighborhood Plan goals are further  
10 described in the Land Use, Urban Design, Transportation, and Parks, Trails,  
11 Open Space and the Natural Environment sections of the Plan
- 12 (F) On June 13, 2006, the Planning Commission held a public hearing on the  
13 East Riverside/Oltorf Combined Neighborhood Plan, and recommended  
14 adoption of the plan by the City Council
- 15 (G) The East Riverside/Oltorf Combined Neighborhood Plan is appropriate for  
16 adoption as an element of the Austin Tomorrow Comprehensive Plan. The  
17 East Riverside/Oltorf Combined Neighborhood Plan furthers the City  
18 Council's goal of achieving appropriate, compatible development within the  
19 area. The East Riverside/Oltorf Combined Neighborhood Plan is necessary  
20 and desirable to establish and implement policies for growth, development,  
21 and beautification in the area

## 22 **PART 2. ADOPTION AND DIRECTION.**

- 23 (A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add  
24 the East Riverside/Oltorf Combined Neighborhood Plan as Section 5-21 of  
25 the Comprehensive Plan, as set forth in Exhibit A to this ordinance, which is  
26 incorporated as part of this ordinance
- 27 (B) The city manager shall prepare zoning cases consistent with the land use  
28 recommendations in the Plan
- 29 (C) The city manager shall provide periodic updates to the City Council on the  
30 status of the implementation of the East Riverside/Oltorf Combined  
31 Neighborhood Plan
- 32 (D) The specific provisions of the East Riverside/Oltorf Combined  
33 Neighborhood Plan take precedence over any conflicting general provision  
34 in the Austin Tomorrow Comprehensive Plan

1 **PART 3. EFFECTIVE DATE.**

2 This ordinance takes effect on \_\_\_\_\_, 2006

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5 **PASSED AND APPROVED**

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9 \_\_\_\_\_, 2006

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14 **APPROVED:**

15 \_\_\_\_\_  
16 David Allan Smith  
City Attorney

§  
§  
§  
\_\_\_\_\_  
**ATTEST:**

Will Wynn  
Mayor

Shirley A. Gentry  
City Clerk

September 28, 2006

Infills Options, Design Tools and Front Yard Parking

Infill Options				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Small Lot Amnesty	Parker Lane, Riverside and Pleasant Valley Neighborhoods	Yes	Yes	Yes
Urban Home Special Use	Parker Lane and Mission Hill Subdistricts	Yes	Yes	Yes

Design Tools				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Impervious Cover & Parking Placement Restrictions	Parker Lane, Riverside and Pleasant Valley Neighborhoods	Yes	Yes	Yes
Garage Placement Restrictions	Parker Lane, Riverside and Pleasant Valley Neighborhoods	Yes	Yes	Yes

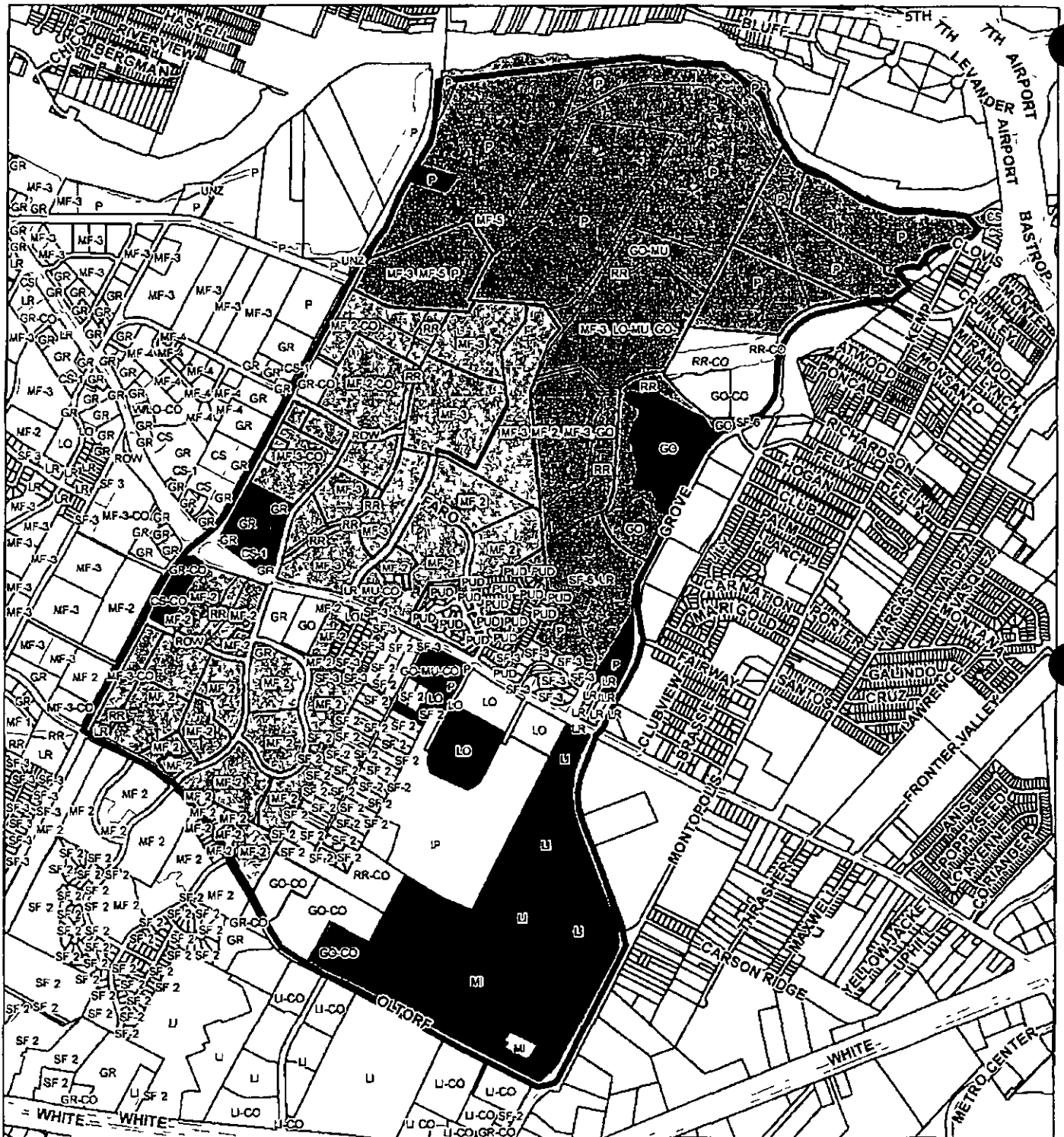
Front Yard Parking				
Motion	Description	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Approval of Front Yard Parking Restrictions	The Front yard parking restrictions limit parking to a driveway or paved parking space depicted on an approved site plan with the exception of the Burleson Heights and Terrance Subdistricts	Yes	Yes	Yes











**Pleasant Valley Neighborhood Plan Combining District**  
**Current Land Use and Zoning**  
**Zoning Case #C-14-05-0113**  
**Exhibit \_\_\_\_\_**

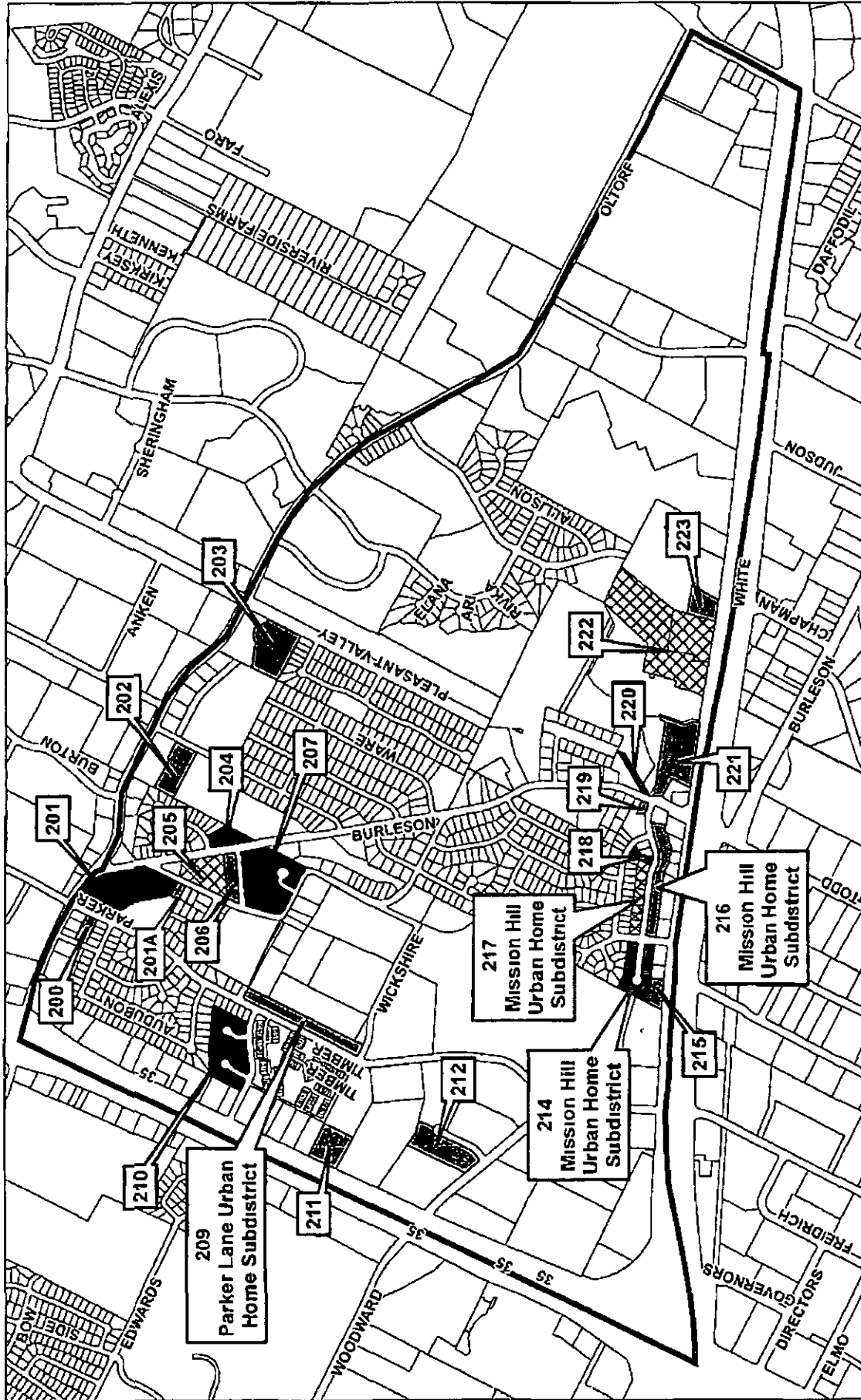


City of Austin  
 Neighborhood Planning and Zoning Department



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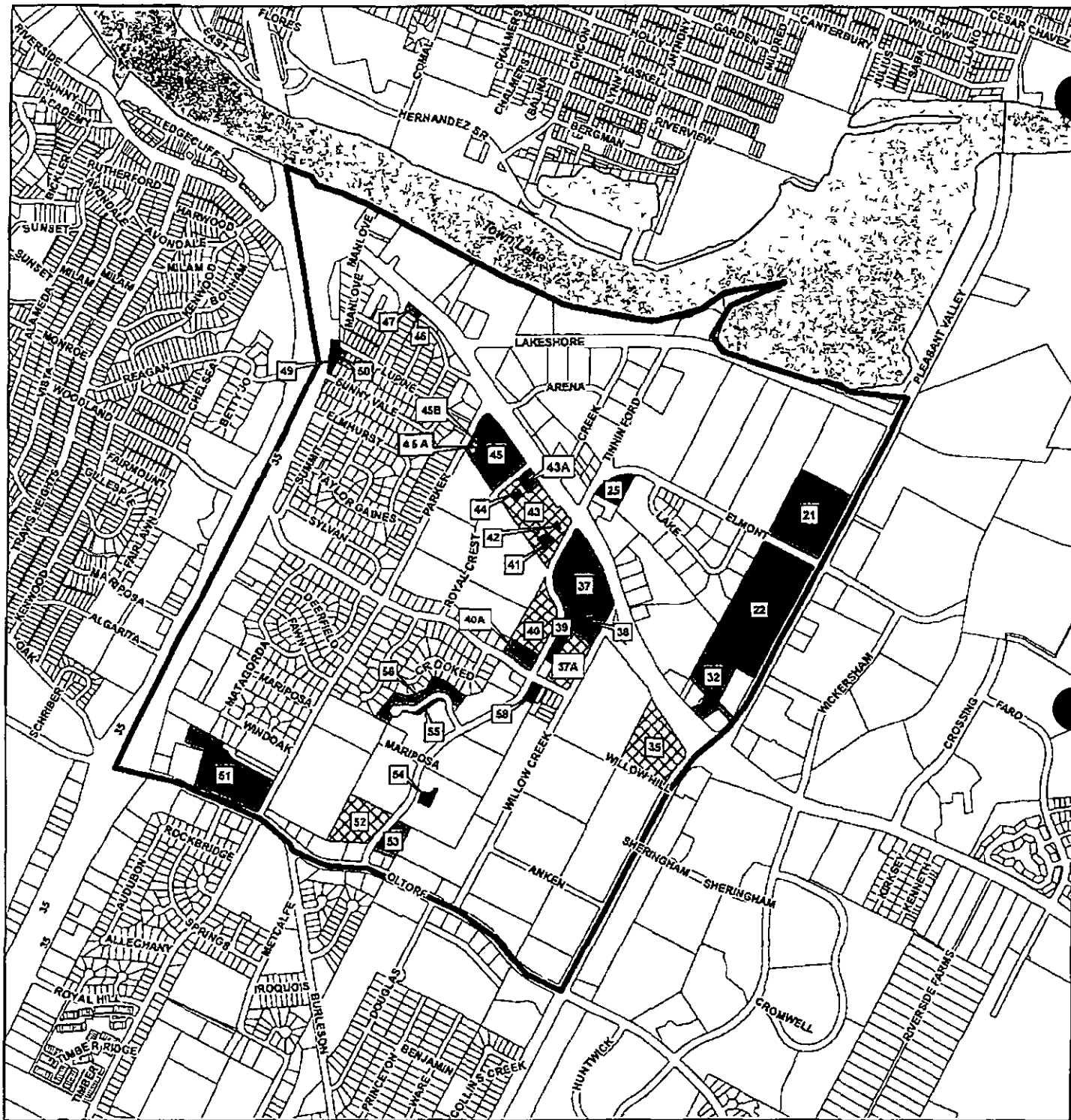


**Parker Lane Neighborhood Plan Combining District**

**Tract Map for Rezoning**  
**Zoning Case #C-14-05-0111**  
**Exhibit**

City of Austin  
 Neighborhood Planning and Zoning Department  
 September 21, 2005  
 Updated May 15, 2006



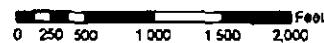


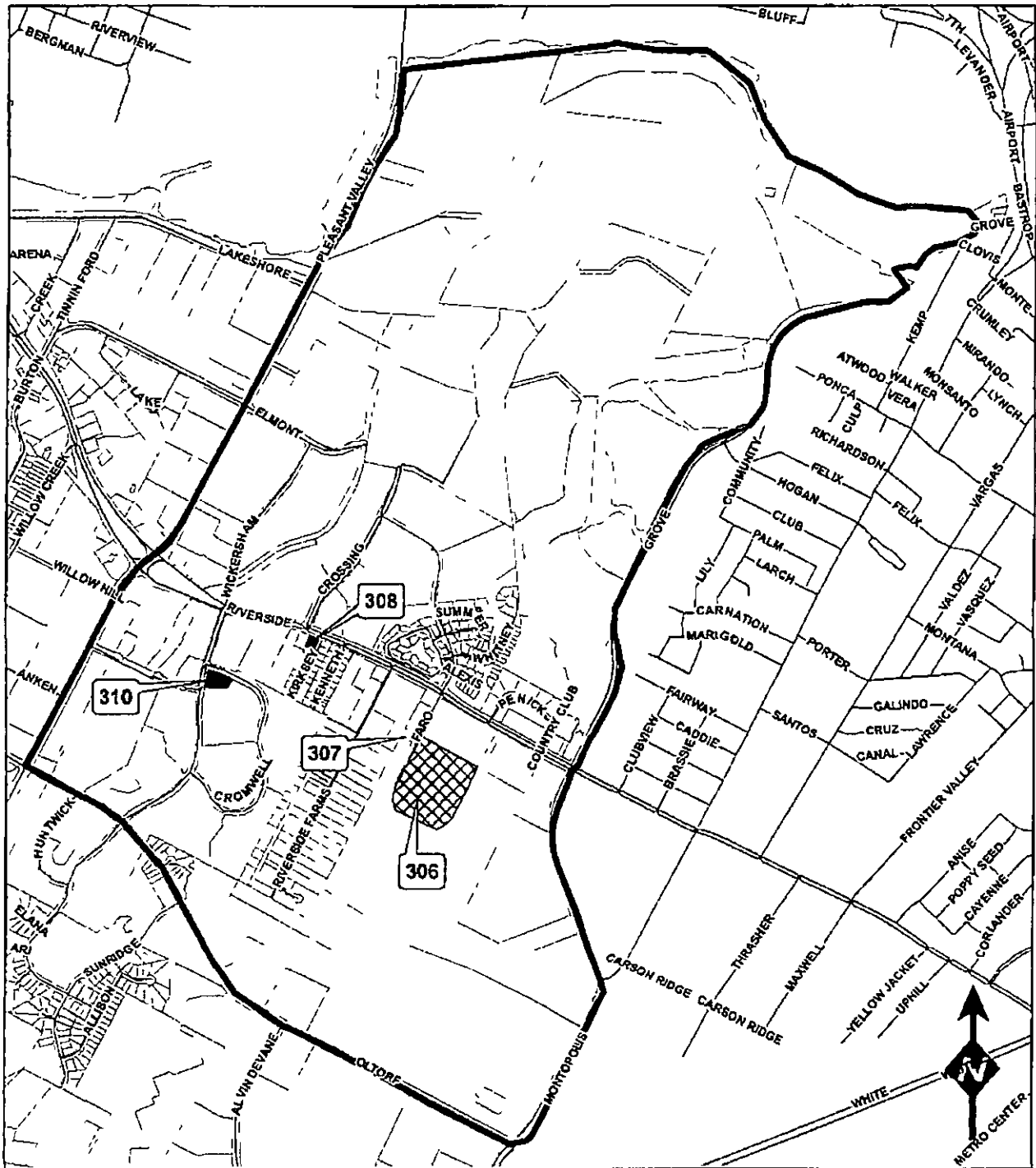
**Riverside Neighborhood Plan Combining District  
Tract Map for Rezoning  
Zoning Case #C-14-05-0112  
Exhibit**



City of Austin  
Neighborhood Planning and Zoning Department  
September 20, 2005  
Updated June 22 2006

## Tracts for Rezoning





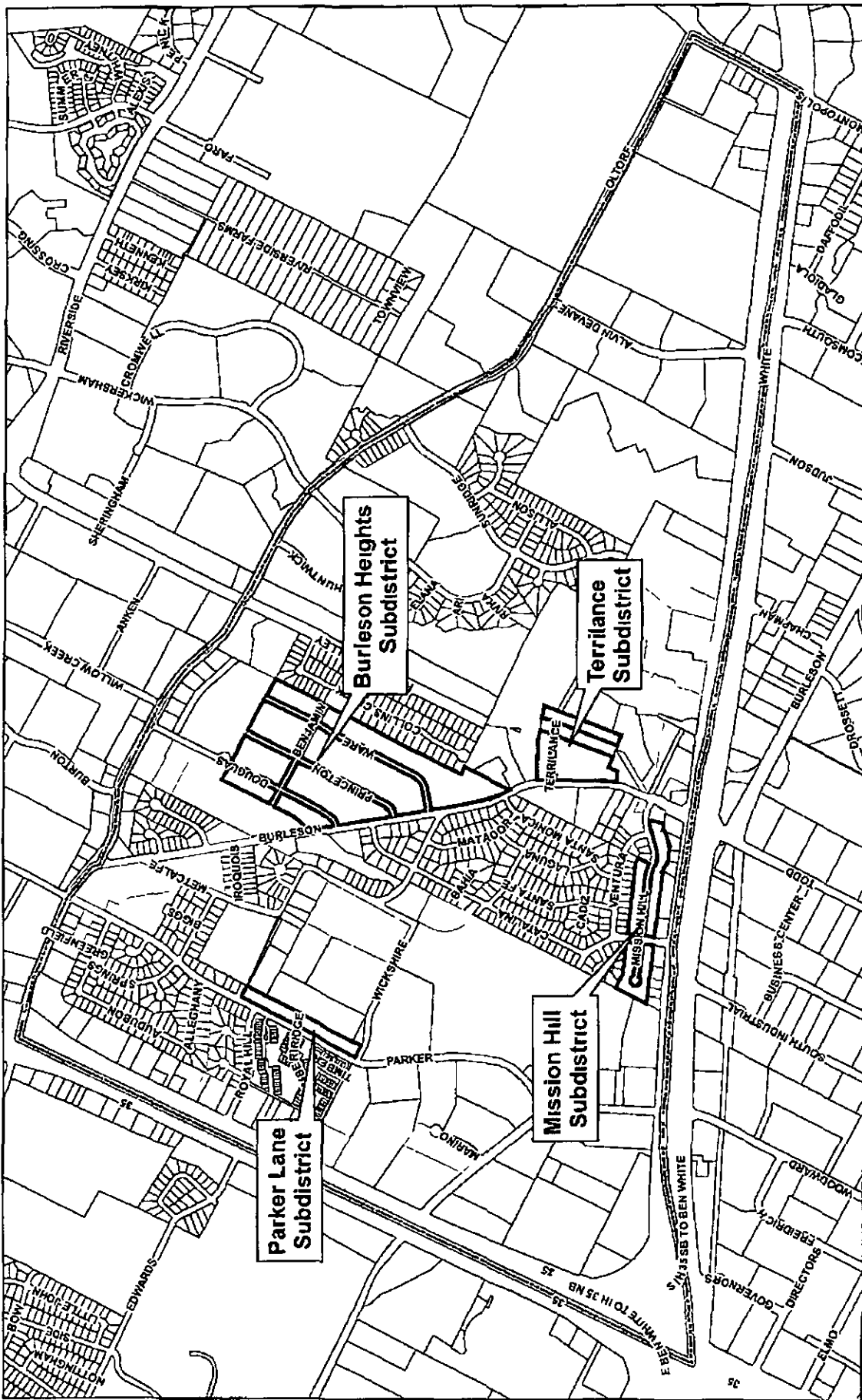
Pleasant Valley Neighborhood Plan Combining District  
 Tract Map of Rezonings  
 Zoning Case #C-14-05-0113  
 Exhibit \_\_\_\_\_



City of Austin  
 Neighborhood Planning and Zoning Department  
 September 20, 2005  
 Updated May 16, 2006



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**Parker Lane Neighborhood Plan Combining District  
Subdistrict Boundaries**  
Zoning Case # C14-05-0111  
Exhibit

City of Austin  
Neighborhood Planning and Zoning Department  
August 1, 2006  
Updated September 12, 2006



# East Riverside/Oltorf Neighborhood Plan Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (\$104 thru 3105) (includes Property Owner)	Group #2 Recommendations from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>Riverside NPA</b>						
22 1500 1600 1700 S Pleasant Valley Rd	<i>Commercial</i> GR CS (retail fast food business park and convenience storage)	<i>Mixed Use</i> GR-NP with MUB and NUC	<i>Mixed Use</i> GR NP with MUB and NUC	<i>Mixed Use</i> GR NP w/ MUB and NUC (add MU combining district with CO to prohibit certain residential uses post code amendment) Property Owner of 1600 S Pleasant Valley Rd (Business Park) requests upzoning from GR to CS	<i>Commercial</i> (with a notation on the FLUM referencing special use options) GR-NP w/ MUB and NUC (The recommendation for GR- NP at 1700 S Pleasant Valley Rd - the lot just north of HEB and currently used as convenience storage is contingent upon the issuance of a demolition permit for the current use)	As of 8/8/06 demolition permit has not been issued
37 2109-2237 E Riverside Dr (Burton Terrace Sec 1-A Amended, lots 4 and 5 and Riverside Drive Plaza Joint Venture, lots 8-9 except for the 10 012 SF tract of land out of Lot 9 as described in Tract 38), 1700 1702 Willow Creek Dr (Riverside Drive Plaza Joint Venture lots 10- 11)	<i>Commercial</i> LO, GR, CS, CS-1 (restaurant, pawn shop, car wash and other various retail)	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Mixed Use</i> GR NP w/ MUB and NUC	<i>Mixed Use</i> GR-CO NP w/ MUB and NUC (add CO to prohibit multifamily residential uses)	<i>Office &amp; Commercial</i> (with a notation on the FLUM referencing special use options) LO-NP, GR-NP CS-NP CS 1-NP with MUB and NUC	

• Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 8/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
39 1701 1703 1705, 1707 1709 1711 1713 Burton Dr	Single Family LO (duplexes)	Mixed Use/Office LO-MU-NP	Mixed Use/Office LO MU-NP	Mixed Use/Office LO MU-NP	Office LO NP	
40 1700 Burton Dr	Multifamily LO GR (Canyon Oaks Apts )	Multifamily MF-3 NP	Multifamily MF-3 NP	Multifamily MF-3 NP	Office LO MU CO-NP (prohibit multifamily residential)	

\* Recommendations reflect majority support from participants

# East Riverside/Olton Neighborhood Plan: Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<p>41</p> <p>2017 E Riverside Dr (a 12,895 SF tract of land, being comprised of three tracts of land, one containing 4,305 SF, another containing 2,648 SF, and the last containing 5,742 SF, out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Section Five)</p>	<p><i>Commercial</i></p> <p>CS-1 (The Back Room night club)</p>	<p><i>Mixed Use</i></p> <p>CS 1-MU CO-NP</p> <p>Conditions for the Combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8 1</p> <p>2) maximum impervious cover of 85%</p> <p>3) limited to GR site development standards</p> <p>4) limited to 10% open space</p> <p>5) minimum of 10% of the development's gross floor area shall be used for commercial</p> <p>6) limit height of buildings along E Riverside Dr to 3 stories or 40 feet within 100 feet of roadway</p> <p>* also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the commercial design standards</p>	<p><i>Mixed Use</i></p> <p>CS-1 NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR NP with MUB and NUC</p> <p>Prospective developer requests CS 1-MU CO NP Conditions for the combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8 1</p> <p>2) maximum impervious cover of 85%</p> <p>3) limited to GR site development standards</p> <p>4) limited to 10% open space</p> <p>5) minimum of 10% of the development's gross floor area shall be used for commercial</p> <p>6) limit the number of rental units to 300 with a private restrictive covenant</p> <p>7) comply with the Commercial Design Standards</p>	<p><i>Commercial</i></p> <p>(with a notation on the FLUM referencing special use options)</p> <p>CS 1-NP w/ MUB &amp; NUC</p>	

\* Recommendations reflect majority support from participants



# East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
43 2003-2023 E Riverside Drive 1407 1/2 Royal Crest Drive (excluding portions identified in Tracts 41, 42, 44)	Commercial GR, CS (retail uses)	Mixed Use CS MU-CO-NP Conditions for the Combined Tracts 41, 43, 44 1) maximum FAR of 1.8 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit height of buildings along E. Riverside Dr. to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the commercial design standards	Mixed Use GR NP CS NP w/ MUB and NUC	Mixed Use GR NP with MUB and NUC Prospective developer requests CS MU CO-NP Conditions for the combined Tracts 41, 43, 44 1) maximum FAR of 1.8 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards	Commercial (with a notation on the FLUM referencing special use options) GR-NP CS NP w/ MUB and NUC	
43A 2001 E Riverside Drive	Commercial LR (gas station)	Mixed Use LR-NP w/ MUB and NUC	Mixed Use LR-NP w/ MUB and NUC	Mixed Use GR NP w/ MUB and NUC Property Owner requests GR-NP w/MUB and NUC	Commercial (with a notation on the FLUM referencing special use options) LR NP w/ MUB & NUC	

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan. Contested Tracts

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (\$/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<p>44</p> <p>2003 E Riverside Dr (5,983 SF tract of land out of Lot 11C of the First Resubdivision of Colorado Hills Estates)</p>	<p>Commercial</p> <p>CS-1</p> <p>(Club Zocalo)</p>	<p><i>Mixed Use</i></p> <p>CS 1-MU CO NP</p> <p>Conditions for the Combined Tracts 41 43 44</p> <p>1) maximum FAR of 1 8 1</p> <p>2) maximum impervious cover of 85%</p> <p>3) limited to GR site development standards</p> <p>4) limited to 10% open space</p> <p>5) minimum of 10% of the development's gross floor area shall be used for commercial</p> <p>6) limit height of buildings along E Riverside Dr to 3 stories or 40 feet within 100 feet of roadway</p> <p>**also recommend a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200 and the development should comply with the commercial design standards</p>	<p><i>Mixed Use</i></p> <p>CS 1 NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR-NP with MUB and NUC</p> <p>Prospective developer requests CS-1-MU CO-NP Conditions for the combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1 8 1</p> <p>2) maximum impervious cover of 85%</p> <p>3) limited to GR site development standards</p> <p>4) limited to 10% open space</p> <p>5) minimum of 10% of the development's gross floor area shall be used for commercial</p> <p>6) limit the number of rental units to 300 with a private restrictive covenant</p> <p>7) comply with the Commercial Design Standards</p>	<p><i>Commercial</i></p> <p>(with a notation on the FLUM referencing special use options)</p> <p>CS-1 NP</p> <p>w/ MUB &amp; NUC</p>	

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 9/20/06)

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Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (\$104 thru 3105) (Includes Property Owner)	Group #2 Recommendations from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>45</b> 1801-1919 E. Riverside Dr (Lot B River Hills Addition) except for the portion described in Tract 45A & Tract 45B	<b>Commercial</b> LR, GR, GR-CO CS CS-1 (retail uses)	<b>Mixed Use</b> GR NP w/MUB and NUC	<b>Mixed Use</b> GR-NP w/MUB and NUC	<b>Mixed Use</b> GR-NP w/ MUB and NUC Prospective developer of a portion of the site supports GR Property owner supports the rezoning with the rearrangement of CS 1	<b>Commercial</b> (with a notation on the FLUM referencing special use options) LR NP GR-CO NP GR-NP CS NP, CS-1-NP w/ MUB & NUC	The applicant would like to rearrange the existing CS- 1 zoning. There are two tracts currently zoned CS-1 that would be downzoned to GR (total of 2,250 SF per ordinance). Tract 45B will be rezoned from LR to CS- 1 (1,987 SF). The result will be CS-1 located adjacent to each other
<b>45A</b> 1805-1909 E. Riverside (a 6,490 SF tract of land out of Lot 10 of Colorado Hills Estates, Section 5)	<b>Commercial</b> CS-1 (Club Latino)	<b>Mixed Use</b> CS-1-NP w/ MUB and NUC	<b>Mixed Use</b> CS 1-NP w/ MUB and NUC (support expanding the CS 1 to coincide with the existing use of 7,699 SF)	<b>Mixed Use</b> GR-NP w/ MUB and NUC (Zoning recommendation is based on inaccurate information; staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting) Property Owner Opposed to downzoning, wants to maintain CS-1 zoning	<b>Commercial</b> (with a notation on the FLUM referencing special use options) CS-1 NP w/ MUB & NUC (do not support expanding the CS-1 beyond 6,490 SF)	The zoning ordinance states 6,490 SF was rezoned to CS 1, the survey shows the actual footprint of the CS-1 use as 7,699 SF. The applicant is requesting the difference in square footage (1,290 SF) to be rezoned to CS-1 to make the existing use/footprint conforming See notes on Tract 45 also

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
45B 1905 E Riverside Dr (1,987 square foot tract of land out of Lot B River Hills Addition)	Commercial LR (retail use)	Mixed Use CS-1-NP w/MUB and NUC	Mixed Use CS-1 NP w/MUB and NUC	Mixed Use Discussed as part of Tract 45 Property owner supports CS-1-NP w/MUB & NUC	Commercial LR NP	See notes on Tract 45
46 1605 E Riverside Drive	Commercial CS (The Bazaar)	Mixed Use GR MU-CO-NP (prohibit multifamily residential)	Commercial GR-NP	Commercial No clear majority, LO-NP and GR-NP were discussed	Commercial GR NP	Tract was uncontested at October '05 PC Hearing and was scheduled to move forward to CC now tract is contested and has been added back into the Plan
47 1005 (Lot 3 Less N24R Av Thomas & Burch Subdivision), 1007 Summit St	Single Family SF-3 (SF home)	Mixed Use/Office LO MU-CO-NP w/ MUB (prohibit multifamily residential)	Mixed Use/Office LO MU-CO-NP w/ MUB (prohibit multifamily residential)	Single Family SF 3-NP neighbors are willing to work with owners to discuss different options Property Owner supports MU and MUB	Single Family SF-3-NP	
49 1301 S I-35 Svc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellevue Park save and except the portion described in Tract 50)	Office LR (office building)	Mixed Use LR-MU CO NP (any redevelopment shall be no closer than the current building)	Office LO-NP	Office LO-NP Agent for property owner opposed to downzoning, requesting LR MU NP	Office LO NP	Tract was uncontested at October '05 PC Hearing and was scheduled to move forward to CC now tract is contested by property owner and has been added back into the Plan

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan. Contested Tracts

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (includes Property Owner)	Group #2 Recommendations from Advisory Committee, recommendations developed independently after March 2005)	NOTES
50 1301 S IH 35 Svc Road NB (a 0.2 acre tract, more or less out of Lot 3-A. Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Belvue Park, composed of the E 50 feet west of and parallel to the western property line of Lot 11 Block 10 Belvue Park Subdivision)	Office SF-3 (parking lot for office building)	Office LO CO NP (limit height to 12 ft and prohibit access to Lupine)	Office LO CO NP (limit height to 12 ft and prohibit access to Lupine)	Single Family SF-3-NP	Single Family SF 3 NP	
52 2124, 2124 1/2 Burton Dr	Multifamily GR (Tollgate Creek Apts )	Multifamily MF-3 NP	Multifamily MF 3-NP	Multifamily MF-3 NP	Commercial GR-MU CO NP (prohibit multifamily residential)	
53 2121 Burton Dr	Multifamily GR (English Alre Apts )	Multifamily MF 3 NP	Multifamily MF 3-NP	Multifamily MF 3-NP	Commercial GR MU-CO-NP (prohibit multifamily residential)	
55 1900 Burton Dr (approximately .31 acres out of Lot 6 Colorado Hills Estates Section 6)	Multifamily SF 3 (multifamily parking)	Multifamily MF 2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Single Family SF 3-NP	Current zoning is based on a district defined by a proposed subdivision roadway that was platted but when the road was constructed, it was aligned slightly different the proposed rezoning will be a 'clean-up'

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts

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(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>Parker Lane NPA</b>						
203 2600 2600 1/2 S Pleasant Valley Rd	Undeveloped LR (undeveloped)	Mixed Use LR MU CO-NP (prohibit multifamily residential)	Single Family SF-3-NP	Single Family SF-3-NP	Alternative 1 Open Space RR-NP Alternative 2 Commercial LR-MU CO-NP (prohibit multifamily residential)	October '05 PC moved forward to CC as uncontested tract  Subsequent to PC hearing opposition to rezoning from Burleson Heights Neighborhood Association
204 2607 2513 1/2 Burleson Road	Multifamily GR (Tres Agaves Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2 NP	Commercial LR-MU-CO NP (prohibit multifamily residential)	October '05, PC moved forward to CC as uncontested tract  Subsequent to PC hearing opposition to rezoning from Burleson Heights Neighborhood Association
212 3300 Parker Lane (3.52 acre tract of land out of Knoll Phase IV Subdivision, further described as west of the center line of San Manno Dr and extending north into the vacated portion of San Manno Dr )	Multifamily LO (Whisper Hollow Apts)	Mixed Use/Office LO-MU NP	Mixed Use/Office LO-MU-NP	Office LO NP	Office LO-MU-CO-NP (prohibit multifamily residential)	

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
4600 222 4604 E Ben White Blvd	Civic SF-2 (St Peter the Apostle Catholic Church)	Civic LO-CO NP (building setback of 50 feet from creek centerline)	Civic LO CO NP (building setback of 50 feet from creek centerline)	Civic Support split between GO NP and LO-NP Property owner supports GO NP	Civic SF-2 NP (150' setback from creek & seeps)	

\* Recommendations reflect majority support from participants

**East Riverside/Oltorf Combined Neighborhood Planning Area.**  
**Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)**  
**Updated 9/20/06**

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
<b>Riverside NPA</b>						
<b>21</b> 1300, 1400, 1410 S Pleasant Valley Rd, 2510, 2510 1/2, 2512 1/2, 2520, 2520 1/2, 2538 2538 1/2 Elmont Dr	<i>Multifamily, Commercial and Undeveloped</i>  GR, CS-1 (retail)	<i>Mixed Use</i>  GR-NP w/ MUB and NUC	<i>Mixed Use</i>  GR-NP w/ MUB and NUC	<i>Mixed Use</i>  GR-NP w/ MUB and NUC	<i>Commercial</i> (with a notation on the FLUM referencing special use options)  GR-NP w/ MUB and NUC	Zoning was previously uncontested, difference in FLUM was only issue
<b>25</b> 2101 Elmont Dr	<i>Multifamily</i>  GR (Barcelona Apts )	<i>Mixed Use</i>  GR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i>  GR-MU-CO-NP (prohibit multifamily residential uses)	<i>Multifamily</i>  MF-4-NP	<i>Commercial</i>  GR-MU CO NP (prohibit multifamily residential uses)	
<b>32</b> 2508 E Riverside Dr (a 3 823 acre tract of land, more or less, out of the Amended Plat of Lot A, Riverside-Pleasant Valley Addition)	<i>Commercial</i>  CS (HEB)	<i>Commercial</i>  GR-NP	<i>Commercial</i>  GR-NP	<i>Commercial</i>  GR NP  Property owner (HEB) supports downzoning to GR-NP due to site plan approval	<i>Commercial</i>  GR NP	2/15/06 Contacted agent for HEB -site plan has been approved
<b>35</b> 2425 1/2-2515 1/2 E Riverside Dr , 2400 1/2, 2500, 2500 1/2, 2510 1/2 Willow Hill Dr, 2018 1/2 S Pleasant Valley Rd (Crossroads South Resub of Tracts 2 and 3, lots 2-4, Lot 1 Crossroads South)	<i>Commercial and Undeveloped</i>  GR, CS-1 (O'Reilly Auto, Taco Cabana, and other retail uses)	<i>Mixed Use</i>  GR-NP w/ MUB and NUC	<i>Mixed Use</i>  GR-NP w/ MUB and NUC	<i>Mixed Use</i>  GR NP w/ MUB and NUC	<i>Commercial</i> (with a notation on the FLUM referencing special use options)  GR-NP w/ MUB & NUC	Zoning was previously uncontested, difference in FLUM was only issue



**East Riverside/Oltorf Combined Neighborhood Planning Area**  
**Uncontested ZONING Tracts (Planning Commission Staff, Property Owner and Group #2 are in agreement)**

Updated 9/20/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (\$/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
38 2237 E Riverside Dr (10,012 SF tract of land out of Lot 9 Riverside Drive Plaza Joint Venture)	Commercial CS-1 (Club Carnival)	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use GR-NP w/ MUB and NUC  (Zoning recommendation is based on inaccurate information staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	Commercial (with a notation on the FLUM referencing special use options) CS-1-NP with MUB and NUC	
40A 1708 Burton Dr	Multifamily LR (Canyon Oaks Apts )	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Multifamily MF-3-NP	Commercial LR-MU-CO NP (prohibit multifamily residential)	
42 2021, 2023 E Riverside Dr (approximately 4,200 SF tract of land out of Lot 11E, Second Resub of Colorado Hills Estates, Section 5 PLUS vacated street)	Commercial CS-1 (Riverside Liquor)	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use CS-1-NP w/ MUB and NUC	Mixed Use GR-NP with MUB and NUC  (Zoning recommendation is based on inaccurate information staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	Commercial (with a notation on the FLUM referencing special use options) CS-1-NP w/ MUB & NUC	
51 1710, 1730 E Oltorf St (7.3 acres out of Lot 2 Harpers Creek)	Multifamily LR (Harpers Creek Apts )	Mixed Use LR-NP w/ MUB	Mixed Use LR-NP w/ MUB	Multifamily MF-2-NP	Commercial (with a notation on the FLUM referencing special use option) LR-NP w/ MUB	

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<b>S4</b> 2101 Burton Drive (A 14,800 5 square foot tract of land out of Lot 2 Burton Terrace Section 2)	CS-1 (multifamily)	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	
<b>5B</b> 1845 Burton Dr (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	Multifamily LR (Lafayette Landing Apts )	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use LR MU CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-NP	Commercial LR-MU-CO-NP (prohibit multifamily residential uses)	
<b>Parker Lane NPA</b>						
<b>200</b> 2314 Parker Lane	Multifamily GR (Green Briar Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	
<b>201</b> 1817 E Olorf Street (6 17 acres out of Lot A Woody Subd )	Multifamily GR (Worthing Ridge Apts)	Mixed Use GR-NP w/ MUB	Mixed Use GR-NP w/ MUB	Multifamily MF-2-NP	Commercial (with notation on the FLUM to reference special use option) GR-NP w/ MUB	
<b>201A</b> 1817 E Olorf Street ( 31 acres out of Lot A Woody Subd )	Multifamily LO (Worthing Ridge Apts)	Mixed Use/Office LO-NP w/ MUB	Mixed Use/Office LO-NP w/ MUB	Multifamily MF-2-NP	Office (with a notation on the FLUM to reference special use option) LO NP w/ MUB	

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202 2336 1/2 Douglas St (a 2.529 acre tract of land comprised of the north 234.66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas St and the north 211.31 feet as measured along the eastern boundary of Parker Heights Section Four)	Multifamily GR (Bristol Square Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-3-NP	Multifamily MF-2-NP	
205 2500 Burleson Rd, 2501 1/2 Metcalfe Rd	Multifamily GR (Woodlands II Condos)	Higher Density Single Family MF-2-CO-NP (prohibit multifamily apartments)	Higher Density Single Family MF-2-CO-NP (prohibit multifamily apartments)	Multifamily MF-2-NP	Higher Density Single Family MF-2-CO NP (prohibit multifamily apartments)	
215 2214, 2216 1/2, 2222, 2230 E. Ben White Blvd	Undeveloped MF-3 (undeveloped)	Commercial GR-NP	Commercial GR-NP	Commercial GR-NP	Commercial GR-NP	
218 2404 Mission Hill Dr., 2407 Ventura Dr	Utilities SF-3, MF-3 (city owned, powerline easement)	Utilities P-NP	Utilities P-NP	Utilities P-NP	Open Space P-NP	Zoning was previously uncontested, difference in FLUM was only issue

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 Updated 9/20/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
219 2414 Ventura Dr (Lot 20, Mission Hill, Section 3)	<i>Multifamily</i> LR (Plaza Venture Apts)	<i>Multifamily</i> MF-2-NP	<i>Multifamily</i> MF-2-NP	<i>Multifamily</i> MF-2-NP (No Urban Home)	<i>Multifamily</i> MF-2-NP	This tract does not meet the requirements of a Urban Home Subdistrict (it must be at least one blockface,
220 0 Burlison Rd (Abs 24 Del Valle S Ac 56)	<i>Undeveloped</i> SF-3 (city owned)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Open Space</i> P NP	Zoning was previously uncontested difference in FLUM was only issue
221 3507 Burlison Rd and 4420 1/2 - 4500 E Ben White Blvd (A 4 55 acre tract, more or less, that is 328 feet north of and parallel to the north ROW line of Ben White Blvd), 4514 E Ben White Blvd	<i>Undeveloped</i> SF-2 (undeveloped)	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	<i>Office</i> LO CO NP (building setback of 150 feet from creek centerline)	<i>Office</i> LO-NP	<i>Office</i> LO CO-NP (building setback of 150 feet from creek centerline)	Staff added CO 3/8/06 after field visit with Mike Lyday and Jean Draw (WPDOR)
<b>Pleasant Valley NPA</b>						
306 2101 Faro Drive	LO (Baty Elementary)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	
307 2100 1/2 Faro Dr	<i>Civic</i> LO (City-owned detention pond)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Open Space</i> P-NP	Zoning was previously uncontested difference in FLUM was only issue

# East Riverside/Okorf Combined Neighborhood Planning Area.

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Updated 9/20/06

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308 4825 E Riverside Dr	Office LO (palm reader & home)	Office Mixed Use LO MU CO-NP (prohibit multifamily residential)	Office Mixed Use LO MU CO NP (prohibit multifamily residential)	Single Family SF-3-NP	Office Mixed Use LO-MU-CO-NP (prohibit multifamily residential)	
310 2207 Wickensham Ln (a 46,089 SF tract of land out of the Santiago Del Valle Grant)	Multifamily GR (Pinto Creek Apts/detention pond)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Open Space MF-2-NP	Zoning was previously uncontested difference in FLUM was only issue

# Plaza Ventura Apartments

2414 Ventura Dr.#112 Austin,Tx 78741/off -462-0901/fax- 462-0924

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## TO WHOM IT MAY CONCERN:

September 15, 2006

I am writing regarding the new zoning proposals for the Mission Hills area and to request that the zoning for the four-plexes be mixed-use commercial, as originally recommended

I have owned Plaza Ventura, a 48-unit apartment building in the Mission Hills area, since 1978. I manage the property myself, with the help of on-site resident managers. When I first purchased Plaza Ventura, I was struck by the surrounding neighborhood. Though modest, most of the homes were well-kept and the owners obviously took pride in living there. By contrast, the four-plexes, which at that time were relatively new, were already showing signs of neglect. Now, 28 years later, the homes are still maintained pretty much as they were, as is our complex, but the four-plexes have deteriorated into a crime-ridden slum. Why haven't the homes and our 48 unit apartment building not suffered the same fate? The answer lies in the basic nature of the four-plex. Simply put, a four-plex lacks the amenities of the larger apartment complexes yet does not provide the sense of home of the duplex or single-family residence. Only in areas where there is a semblance of pride of ownership do four-plexes exist in harmony with the surrounding neighborhood. This was never the case with Mission Hills. From day one it was a Section 8 enclave, with essentially no on-site management. Tenants have been on their own for decades. The lack of on-site management put Mission Hills well on its way to becoming the slum it is today.

Additionally, two boom and bust real estate cycles have contributed to the difficulties faced by these four-plexes. For the vast majority of owners in the Mission Hills area, these boom and bust cycles have forced us to drastically cut our rent in order to fill our buildings. Unfortunately, an exception to this has been those who have chosen, for whatever reason, to double and triple-up on tenants. Obviously, this crowding only perpetuates the problem and leads to more chaos for the rest of us.

Unfortunately, what Mission Hills is facing today is a burgeoning crime problem that is only continuing to expand. How do we fight it? Recently, I, as well as other owners, was contacted by the police regarding working together to improve the crime problem, the premise being, if only we could get rid of the drug dealers and prostitutes, then maybe owners could begin fixing up their places and upgrade their tenant base. This is too simplistic and hasn't happened in the 35 years that the four-plexes have been in existence. It won't happen in the future. However, I was interested to learn from one officer that the

police did have some recent successes at a couple of complexes in other areas of the city. In these cases, they were able to meet with tenants in a bake sale environment and discuss improving criminal conditions. It is critical to note that these meetings occurred in complexes with amenities and management on-site or close at hand. The residents of the four-plexes at Mission Hill have nowhere to meet and no way to organize such a meeting without on-site management. Furthermore, as the police will tell you, the tenants on Mission Hill are distrustful of police. Without a way to engage in the discussion with the police, these tenants will continue to be distrustful. So when they have a crime-related problem and there is no manager to turn to, the police are left as a first responder. This is a prospect many of the residents consider a non-option. And so the problem continues.

The only real solution to improving the area and reducing crime is to change the zoning of the four-plexes to mixed use commercial. This would hopefully pave the way for a more appropriate form of investment, given the proximity of our new freeway, one that would enhance the neighborhood, reduce the police burden, and even increase the tax base for the city.

Thank you for your time and consideration,

Ron Aitken